

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



32 Benson Close, Bicester, Oxfordshire. OX26 4FQ

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

32 Benson Close, Bicester, Oxfordshire. OX26 4FQ



A Three Bedroom Detached House with Living Area, Dining Area, Kitchen, Conservatory, Landing, Bathroom, Front and Rear Gardens and Garage

FREEHOLD

Offers in Excess of: £ 400,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Area
- ❖ Dining Area
- ❖ Kitchen
- ❖ Conservatory
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage

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Key Facts for Buyers:

EPC: Rating of D (61).

Council Tax: Band D

Approx. £2,584 per annum.

Ground Floor:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 5'9 x 3'3

RCD/MCB electricity consumer unit, radiator, laminate flooring.

CLOAKROOM: 5'9 x 2'10 extending to 3'3

Front aspect PVC window, radiator, laminate flooring, dual flush close coupled WC, wash hand basin and cupboard under.

LIVING AREA: 17'8 including staircase x 13'11

Front aspect PVC window, coving, two radiators, TV point, understairs cupboard, staircase, open plan to:

DINING AREA: 9'7 x 7'10

Rear aspect glazed doors to conservatory, plain plaster ceiling, downlighting, coving, radiator, laminate flooring, open plan to:

KITCHEN: 10'10 x 10'5

Rear aspect PVC window, side aspect half glazed door, laminate flooring, radiator, double dimmer switch, "Ideal" boiler. Range of tall base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for 600mm upright fridge freezer, tall unit (400mm wide), 300mm base unit, undersink corner base unit with 600mm door, 1½ bowl earthenware sink, 450mm integrated dishwasher, 850mm x 850mm corner base unit with two 300mm doors and carousel, 630mm space for washing machine, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, 600mm drawers, 800mm base unit with two 400mm doors, 200mm base unit, breakfast bar facing the dining area.

CONSERVATORY: 9'10 x 9'1

PVC construction, pitched polycarbonate roof, French doors, ceramic tiled floor, radiator and individual thermostatic control, TV socket.

First Floor:

LANDING:

Side aspect PVC window, access to loft space, coving, radiator, airing cupboard.

SHOWER ROOM: 6'10 x 5'6

Rear aspect PVC window, plastic lined ceiling, downlighting, vinyl flooring, chrome heated towel rail, 1170mm x 700mm shower enclosure, thermostatic shower, rain head, second head, sliding head support, dual flush close coupled WC, wash hand basin and cupboard under.

BEDROOM ONE: 13'5 extending to 16'0 x 9'9 extending to 13'5

Front aspect PVC window, plain plaster ceiling, coving, radiator.

BEDROOM TWO: 10'6 x 8'7

Rear aspect PVC window, plain plaster ceiling, coving, radiator, built-in single wardrobe.

BEDROOM THREE: 7'9 x 7'5 including bulkhead cupboard

Front aspect PVC window, plain plaster ceiling, coving, radiator, bulkhead wardrobe.

Outside:

FRONT GARDEN: refer to photograph

Block paving off-road parking for a small car.

REAR GARDEN: refer to photographs

120° South-East, side gate, block paved.

GARAGE:

Up and over door, light and power, driveway parking for one car.

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Entrance Hall



Cloakroom



Living Area



Dining area



Living Area



Kitchen



Conservatory

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Landing



Bathroom



Bedroom One



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Rear Elevation

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Rear Garden



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Space for Notes

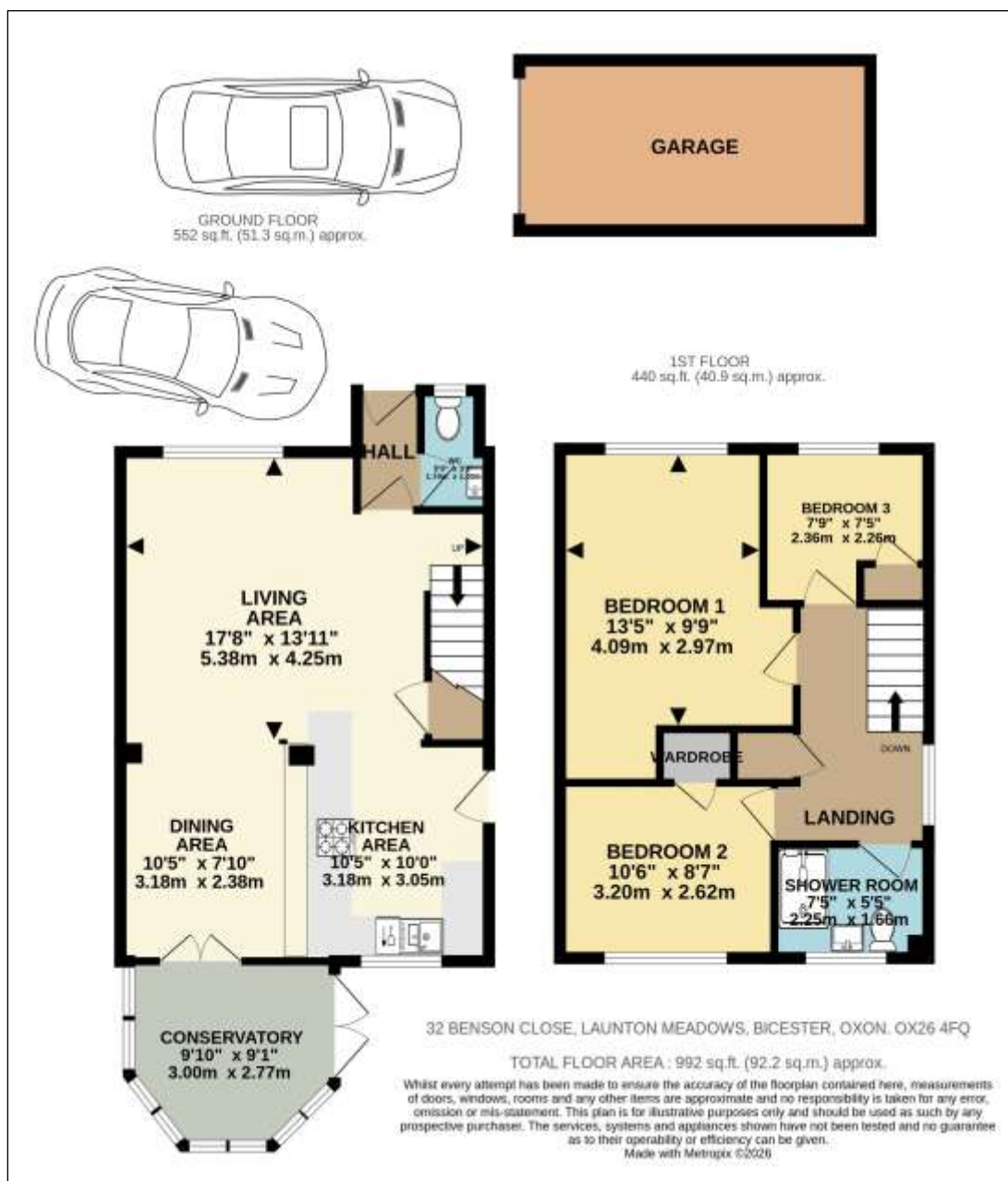
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